

Docket Item # 2
BAR CASE # 2011-0318

BAR Meeting
November 30, 2011

ISSUES: Shed

APPLICANT: Renee DeLisle

LOCATION: 404 North Henry Street

ZONE: RB / Residential Townhouse Zone

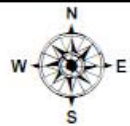
STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



BAR CASE #2011-0318



I. ISSUE:

The applicant is requesting approval of replacement shed in a non-required side yard south of the semi-detached townhouse. The shed will be visible from North Henry Street and is set on a loose concrete block base and placed against the cinder block wall of the commercial warehouse on the adjacent property. The proposed shed is composed of prefabricated steel and rigid plastic. It will measure approximately 11 feet in length by 3.5 feet in depth for a total of 38.5 square feet in area. The peak of the front facing gable roof will be 9 feet 4 inches.

The applicant also requests a fence in front of the shed, which will be set back one foot from the front corner of her home, to replace a fence in this location before the previous wooden shed was removed. It will have posts against the side wall, as well as posts against the cinder block building next door. The fence itself will consist of a solid gate about 31" wide, and the remainder of the fence will be composed of lattice and be 6 feet in height. The applicant intends to plant vines behind the lattice and shrubs in front of the lattice, all of which will further disguise the shed to anyone viewing the property from N. Henry Street.

Based on Staff's verbal description of the work at the October hearing, and the applicant's misunderstanding of the administrative process prior to ordering this replacement shed a month earlier, the Board supported its installation prior to the November public hearing.

II. HISTORY:

The two-story cinder block, brick-clad rowhouse at 404 North Henry Street was constructed circa **1938** as the end unit of a row of 12 two-story rowhouses constructed circa 1938 (404 to 426 North Henry Street) (Permit #1696, 5/20/1938). The unit at 408 North Henry Street has since been demolished so that 404 and 406 are now viewed as a semi-detached pair sharing a pediment.

Staff located no previous approvals for this property.

III. ANALYSIS:

The lot will continue to comply with the required open space and floor area ratio requirements with the proposed shed. Because the lot is less than 25 feet in width, there are no required side yard setbacks but the shed must be located behind the front building wall.

As part of the Board's recently adopted Minor Architectural Elements policy and related zoning ordinance text amendment, Staff can administratively approve accessory buildings used as storage sheds as long as the sheds meet certain criteria. To be *administratively* approved, a shed must be under 50 square feet and under 7 feet in height as well as:

- Easily removable and not located on a permanent foundation;
- Located within a fenced *rear* yard of an interior lot; and
- May be constructed of synthetic/composite materials but may not have a gambrel (barn-like) roof.

Unfortunately, the proposed shed could not be administratively approved because of its height (9 feet 4 inches) and its proposed location in a non-required side yard. This shed replaces an existing shed in this general location. The proposed shed is simple in style and appropriate for

this townhouse. Furthermore, although the proposed shed will be visible from North Henry Street, Staff notes that it is adjacent to a blank cinder block wall and behind a six foot tall fence and significant landscaping.

In the opinion of Staff, the proposed fence will cover a very small area and will screen the shed from North Henry Street as well as provide additional privacy from the busy thoroughfare. Staff supports the 6 foot fence design.

Staff supports the proposed application for a shed and fence as submitted.

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS:

Legend: C – Code Requirement R – Recommendation S – Suggestion F- Finding

Code Administration:

F-1 The review by Code Administration is a preliminary review only. A building permit is not required for this project based on USBC Section 108.2. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4190. (Code)

V. IMAGES:

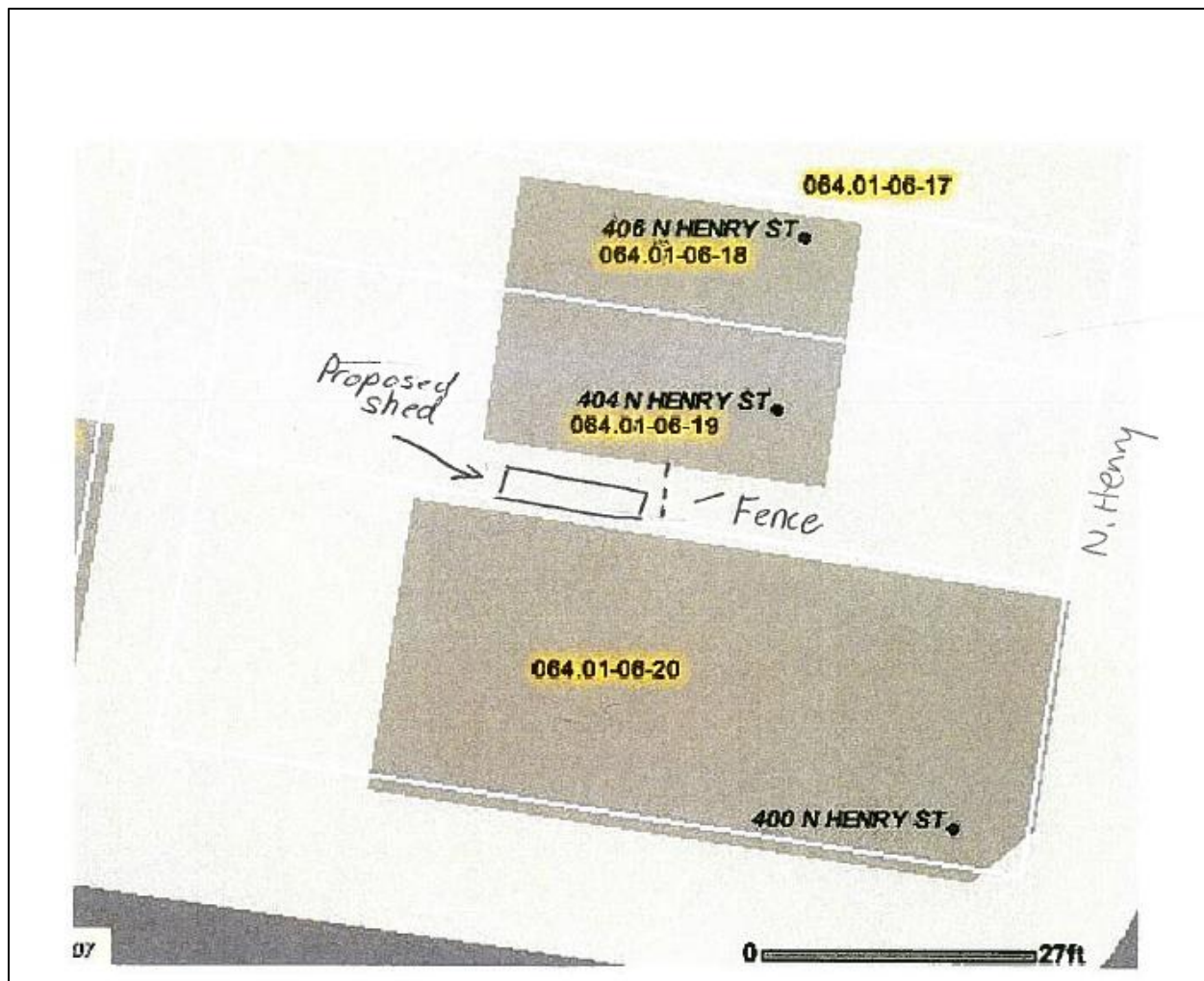



Figure 1. Location of proposed shed. The shed, as installed, sits closer to the front façade of 404 N. Henry Street than shown here.

LIFETIME STORAGE BUILDING INFORMATION:

FEATURES **GALLERY** **SIZES & SPECS**



Lifetime 6414
11' x 3.5' STORAGE BUILDING

- Two 30" x 14 " Shelves
- Two Screened Vents
- Two Peg Strips with Hardware
- Floor Included


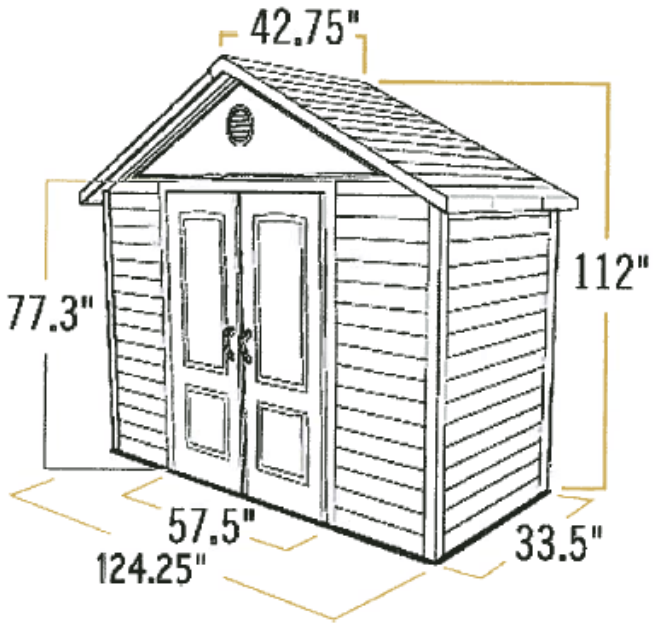
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Figure 2. Proposed shed design.

LIFETIME STORAGE BUILDING INFORMATION:

FEATURES **GALLERY** **SIZES & SPECS**

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DIMENSIONS:
11' X 3.5' STORAGE BUILDING

Exterior Width	132.75"
Exterior Depth	42.75"
Exterior Height	112"
Footprint	124.5'w x 33.5 "d
Roof Pitch	6:12
Door Opening	9' W x 6.6' H
Square Feet	25.1 sq. ft.
Cubic Feet	196.6 Cu. ft.

OTHER STORAGE BUILDING DIMENSIONS:
[Lifetime 11x3.5](#), [Lifetime 11x11](#), [Lifetime 11x11*](#),

Figure 3. Proposed shed with specifications.



Figure 4. Previous shed location adjacent to cinder block wall.



Figure 5. View of side yard looking west from North Henry Street.